



# **Department of City Planning and Engagement**

## **2021 Annual Report**

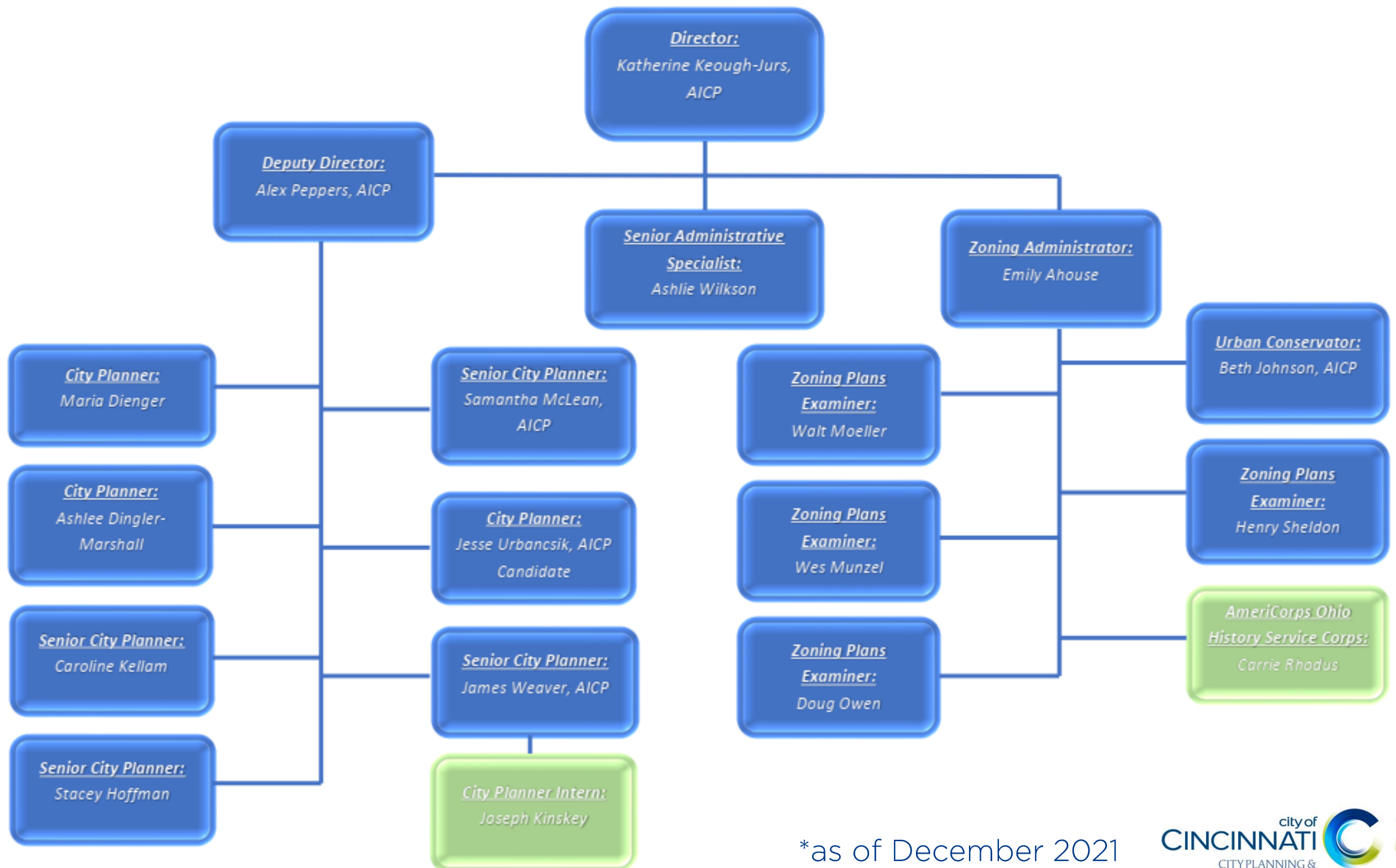
City Planning Commission | January 21, 2022

# City Planning Commission 2021

- **Chair: Byron Stallworth:** Term: October 23, 2019 – October 23, 2024
- **Vice Chair: John Eby:** Term: March 22, 2017 – March 22, 2022
- **Anne Sesler:** Term: April 24, 2019 – April 24, 2024
- **Jacob Samad:** Term: September 11, 2019 – September 11, 2024
- **Olivia McKinney:** Term: March 14, 2018 – March 14, 2023
- **(Now Former) City Manager Paula Boggs Muething (or Asst. City Managers John Juech or Sheryl Long):** Concurrent with Term as City Manager
- **(Now Former) Vice Mayor/City Council Member Christopher Smitherman:** Concurrent with Term on City Council
- **Director Katherine Keough-Jurs or Deputy Director Alex Peppers**
  - Secretary of the City Planning Commission
- **Chief Counsel – Development, Land Use, & Planning Marion Haynes**
  - Legal Counsel for the City Planning Commission
- **City Planning & Engagement Staff**
  - Organizational Chart on Next Slides
- **CitiCable Assistance**
  - Steve Sobel, Tom Potter, and Darius Jones

# Department of City Planning & Engagement

- **2021 Department Organizational Highlights**
- *Hired:* Ashlie Wilkson (Senior Administrative Specialist – 01/10/21)
- *Promotion:* Samantha McLean (Senior City Planner – 04/04/21)
- *Hired:* Ashlee Dingler-Marshall (City Planner – 05/02/21)
- *Hired:* Jesse Urbancsik (City Planner – 05/02/21)
- *Name Change:* Department of City Planning and Engagement (05/25/21)
- *Departed:* Andy Juengling (Senior City Planner – 07/31/21)
- *Organizational Change:* Zoning Division joins DCPE (10/04/21)
- *Hired:* Maria Dienger (City Planner – 10/31/21)
- *Promoted:* Alex Peppers (Deputy Director – 11/28/21)
- *Award:* James Weaver (Department's Employee of the Year 2021)
- *Award:* Katherine Keough-Jurs (Mayor's Employee of the Year 2021)



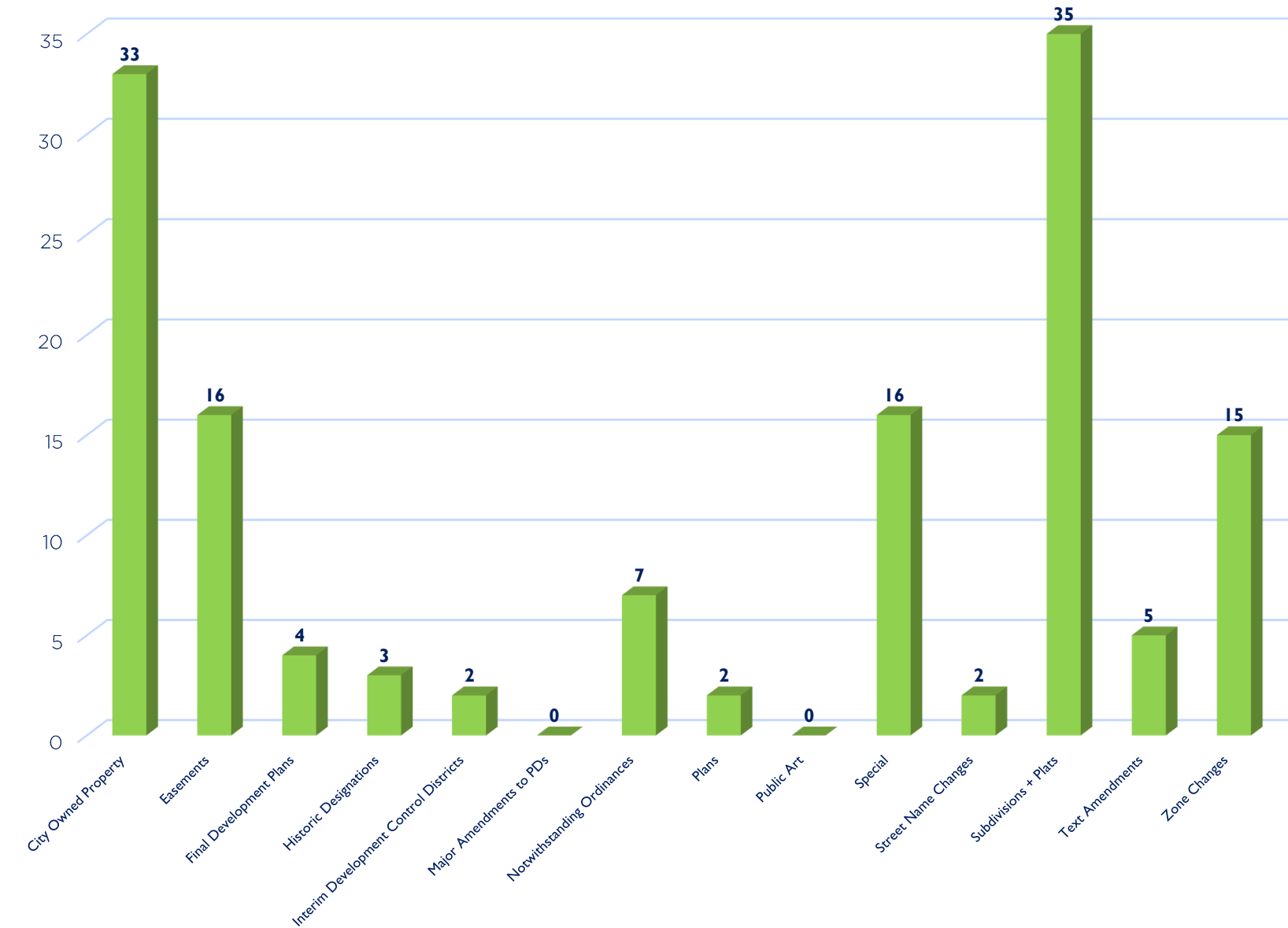
\*as of December 2021

# City Planning Commission (CPC) Meetings – 2021

- Originally scheduled 23 meetings
- Cancelled 4 meetings
- No special meetings held
- Total number of meetings in 2021: **19**

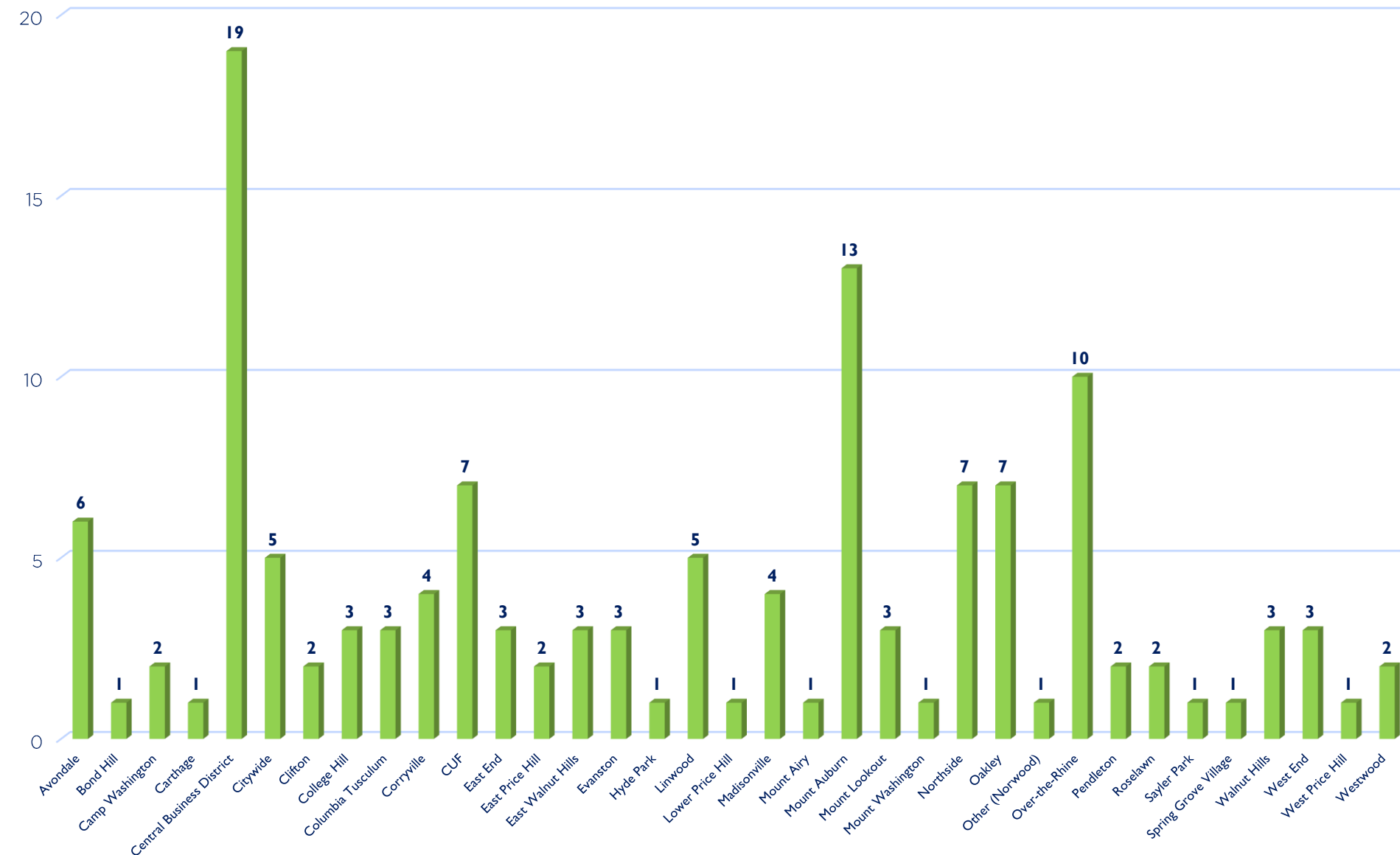


# CPC – 2021 Items by Type



- Total number of items in 2021: **140**
- 128 in 2020
- 148 in 2019
- 175 in 2018

# CPC – 2021 Items by Neighborhood

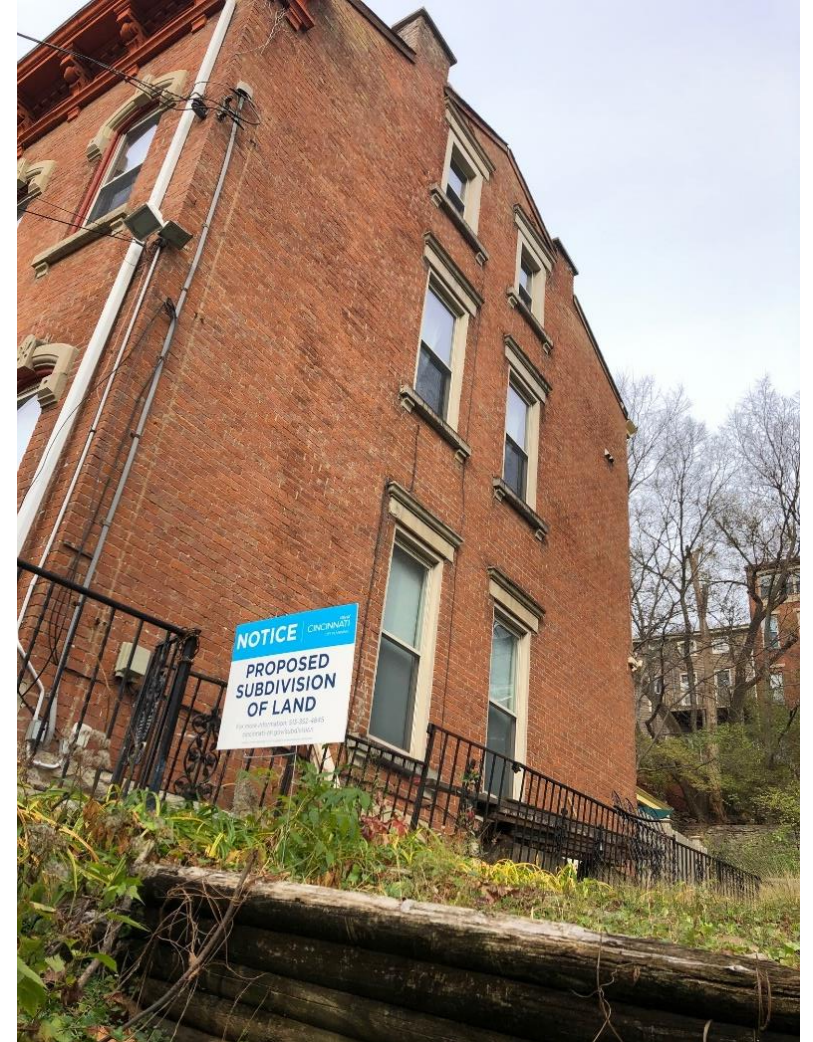


- Total number of neighborhoods in 2021: **35**
- 30 in 2020
- 36 in 2019
- 38 in 2018



# Subdivision Regulations

- Previous Subdivision Rules adopted by City Planning Commission in 1954, revised in 1993, and modified in 2009; rewritten in 2018 with Working Group assistance
- January 1, 2019 – New Citywide Subdivision Regulations took effect
- 2021: Total Subdivisions – **42** (45 in 2020; 51 in 2019; 91 in 2018)
  - Minor Subdivisions: **22**
  - Major Subdivisions: **20**
- Will be working on updates/refinements to present to the City Planning Commission





# Coordinated Site Review (CSR)

- Coordinated Site Review process rolled out July 1, 2018
- Managed by Department of Buildings and Inspections but utilizes all permitting agencies/departments
- Involves three tiers:
  - Preliminary Design
  - Development Design
  - Technical Design
- Advisory Team meeting and Client meeting
- Total 2021 Reviews – **96** (118 in 2020; 99 in 2019; 109 in 2018)

# Community Engagement Meetings (CEM)

- CEM process for development projects rolled out in Feb/March 2021
  - Department named changed to “City Planning and Engagement”
- New policy was instituted for when:
  - the City Administration will propose to Council an appropriation for a loan, grant, or Tax Increment Financing (TIF) of public funds of \$50,000 or more to support a specific private development project; or
  - the City will sell or provide a long-term ground lease of City-owned land or buildings with a fair market value of \$50,000 or more to support a specific private development project.

- Purpose of meeting is to share information and provide a forum to ask questions and share feedback on a specific proposal
- Webpage created to every CEM
- Notices mailed and emailed
- Meeting occurs and then summary memo is created for DCED
- Total 2021 CEMs – **23**

### CITY PLANNING AND ENGAGEMENT MENU

About City Planning  
City Planning  
City Planning  
Community  
Upcoming Meetings  
Past Meetings  
Maps  
Neighborhood  
Planning  
Planning  
Subdivisions  
Other

### Alaska Avenue in Avondale



June 7, 2021

**To:** Markiea Carter, Director, Department of Community & Economic Development  
**From:** Katherine Keough-Jurs, AICP, Director, Department of City Planning & Engagement  
**Subject:** Public Engagement Meeting Summary – Alaska Avenue

On Thursday, June 3, 2021, the Department of City Planning & Engagement hosted a public engagement meeting on the proposed land sale and development agreement of City-owned property at 3584 Alaska Avenue in Avondale. The purpose of this memorandum is to provide a summary of the public engagement meeting.

Mailed notice was sent to property owners within 400 feet of the subject property, as well as the Avondale Community Council. Notice was also posted twice on the Department of City Planning & Engagement's Facebook and Twitter accounts. A website was created with more information about the proposed project and included in notices. It can be accessed here: <https://www.cincinnati-oh.gov/planning/community-engagement-meetings/>

The meeting was held virtually on Zoom at 4:00 p.m. Staff from the Department of City Planning & Engagement, the Department of Community & Economic Development (DCED), and Titan Real Estate Group and Avondale Development Corporation (the "Co-developers") were in attendance. Department of City Planning & Engagement staff facilitated the meeting, and the Co-developers were available to present the proposed project and answer questions. Fifteen community members were in attendance, including Avondale Community Council president Sandra Jones Mitchell.

All attendees were given the opportunity to speak. Most individuals were familiar with the project and attended the meeting for the opportunity to share their excitement and support for the project, ask questions, and hear from other community members. Attendees agreed that the proposed development was consistent with the *Avondale Quality of Life Plan* (2019) by diversifying the housing stock and the potential to increase homeownership rates in the neighborhood.

The PowerPoint Presentation that was presented during the Public Engagement Meeting is included as Attachment 1. A list of questions that were answered by the Developer can be found in Attachment 2 (Additional Information from the Public Engagement Meeting) and written comment is included as Attachment 3.

#### Attachments:

- Attachment 1: PowerPoint Presentation from Public Engagement Meeting
- Attachment 2: Additional Information
- Attachment 3: Written Public Comment

#### Related

- Alaska Avenue Site Plan
- Alaska Avenue Rembrandt Two-Story Concept
- Alaska Avenue Ranch Style Concept

# Environmental Reviews (ER)

## 2021 Summary for Completed Environmental Reviews

Total Completed Reviews	1,063
Total Funding Amount	\$39,753,318

## Programs or Projects Funding Sources

CDBG	906
HOME	53
HOPWA	2
ESG	14
Other	88

## 2020 Summary for Completed Environmental Reviews

Total Completed Reviews	900
Total Funding Amount	\$44,458,111

## 2019 Summary for Completed Environmental Reviews

Total Completed Reviews	1,054
Total Funding Amount	\$59,799,069

# Neighborhood Plans – Approvals in 2021

*The Over-the-Rhine Brewery District's*

## MOHAWK AREA PLAN



*Implementation of the  
2013 Brewery District Master Plan  
and the  
2002 Over-the-Rhine Comprehensive Plan*

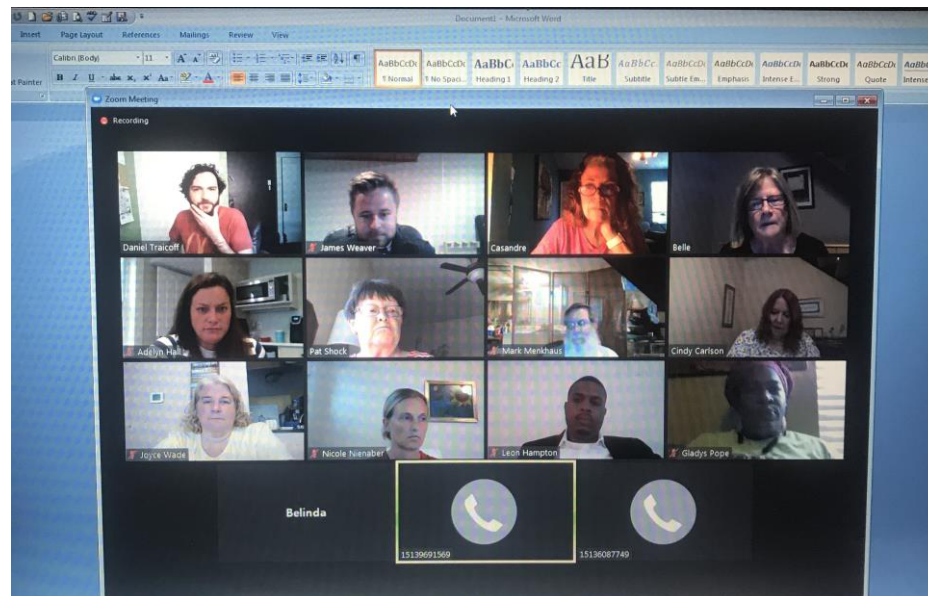
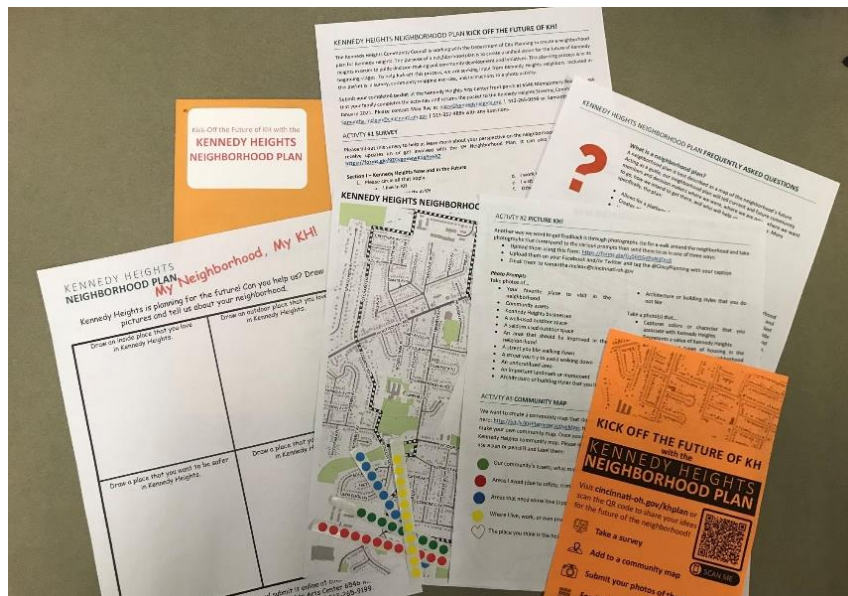
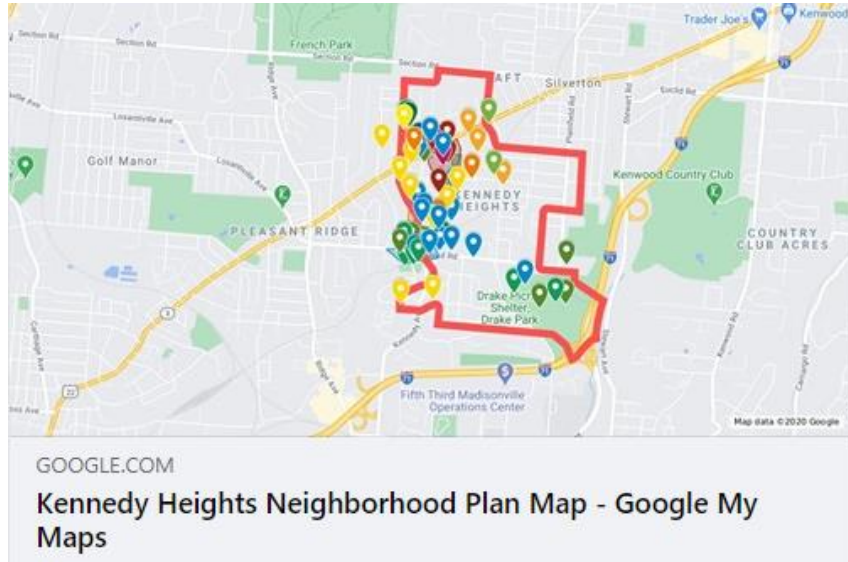
City Planning Commission passage: \_\_5/7/21\_\_  
City Council approval: \_\_6/23/21\_\_

SAYLER  
PARK  
-PLAN 2021-



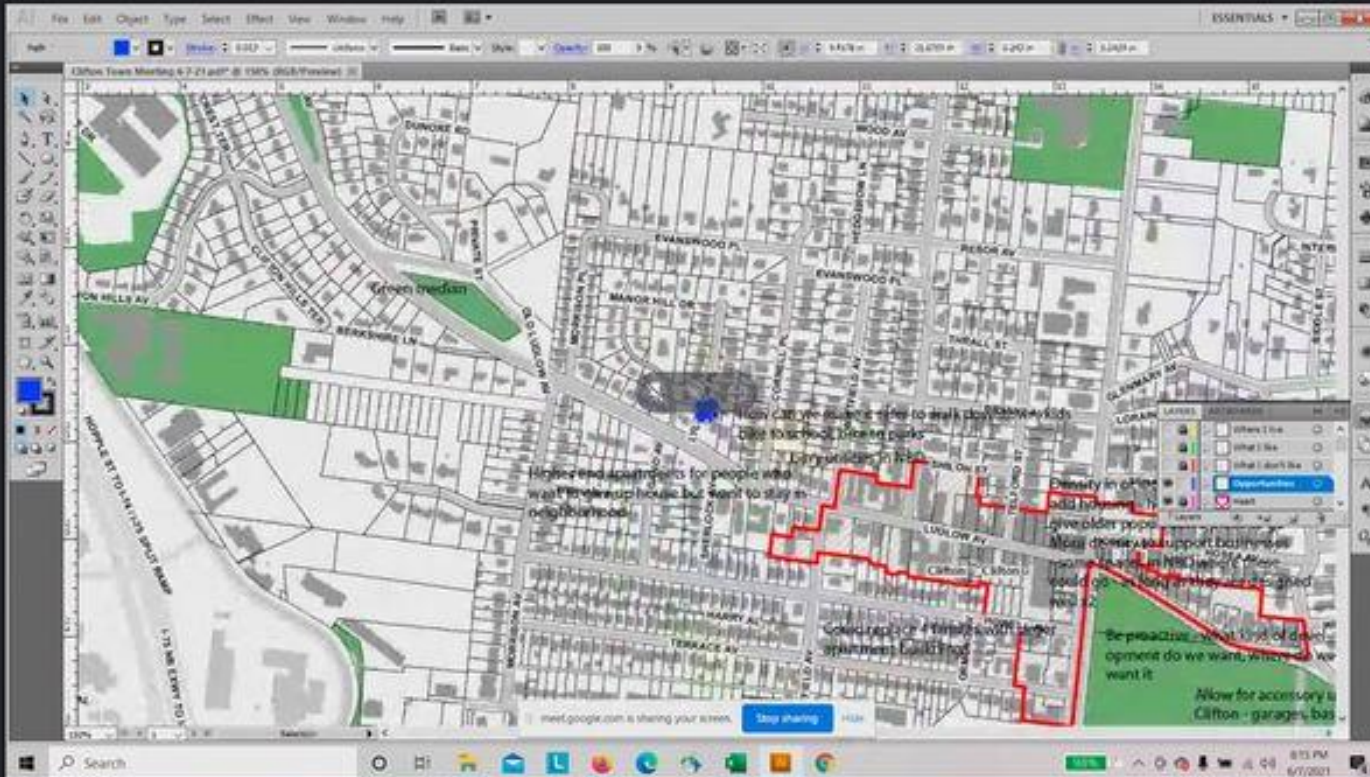


# Neighborhood Plans – Pandemic Adaptation





# Neighborhood Plans - Clifton



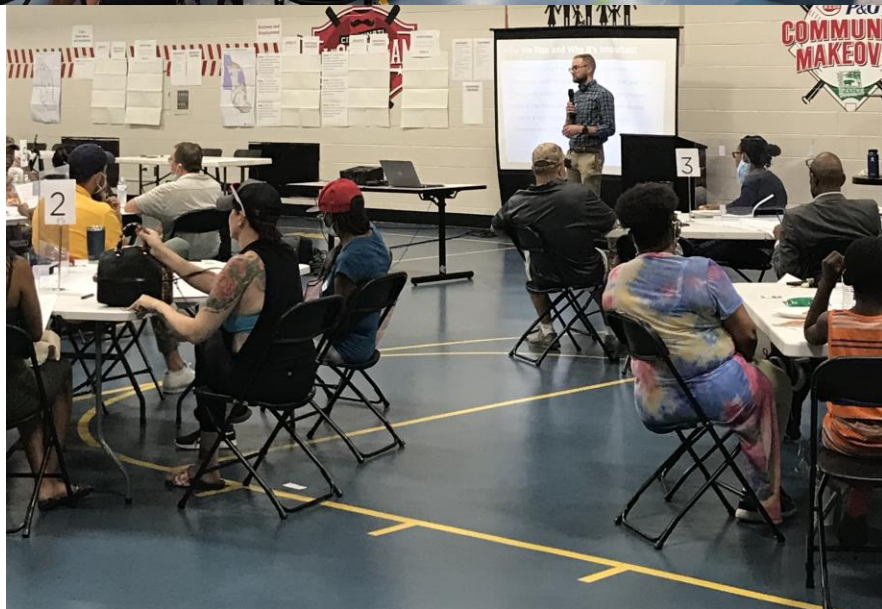


# Neighborhood Plans – Kennedy Heights





# Neighborhood Plans – West End





# Community Conversations on Engagement





# 2020 Census (Decennial)



GREATER  
CINCINNATI  
COUNTS

CENSUS  
2020

- 2020:  
**309,317**
- 2010:  
296,943
- 4.17%  
increase



# Other Highlight Projects/Programs

- Coordinated Reports: 88 in 2021
- Property Tax Working Group
- ECAT: Engage Cincy Action Team
- Plan Cincinnati Progress Report
- Age-Friendly Cincinnati
- Budget Engagement
- Community Budget Requests
- Urban Forestry Board
- CAGIS EDGE continued development
- Data & Mapping Requests
- Committee of Names
- Live-Work-Play Cincinnati
- Transit Corridor Zoning Study
- Lick Run Zoning Study
- Some Neighborhood Plans put on hold; re-started as appropriate




# Zoning Administration 2021

- Building Permit Reviews
  - Zoning Reviews: **6,712**  
(6,460 in 2020; 7,966 in 2019; 7,519 in 2018)
  - Historic Conservation Reviews: **1,076**  
(999 in 2020; 1,305 in 2019; 1,307 in 2018)
  - Zoning Verification Letters: **437**  
(233 in 2020; 239 in 2019; 211 in 2018)
  - 127 of these were for Medical Marijuana Dispensary Applications



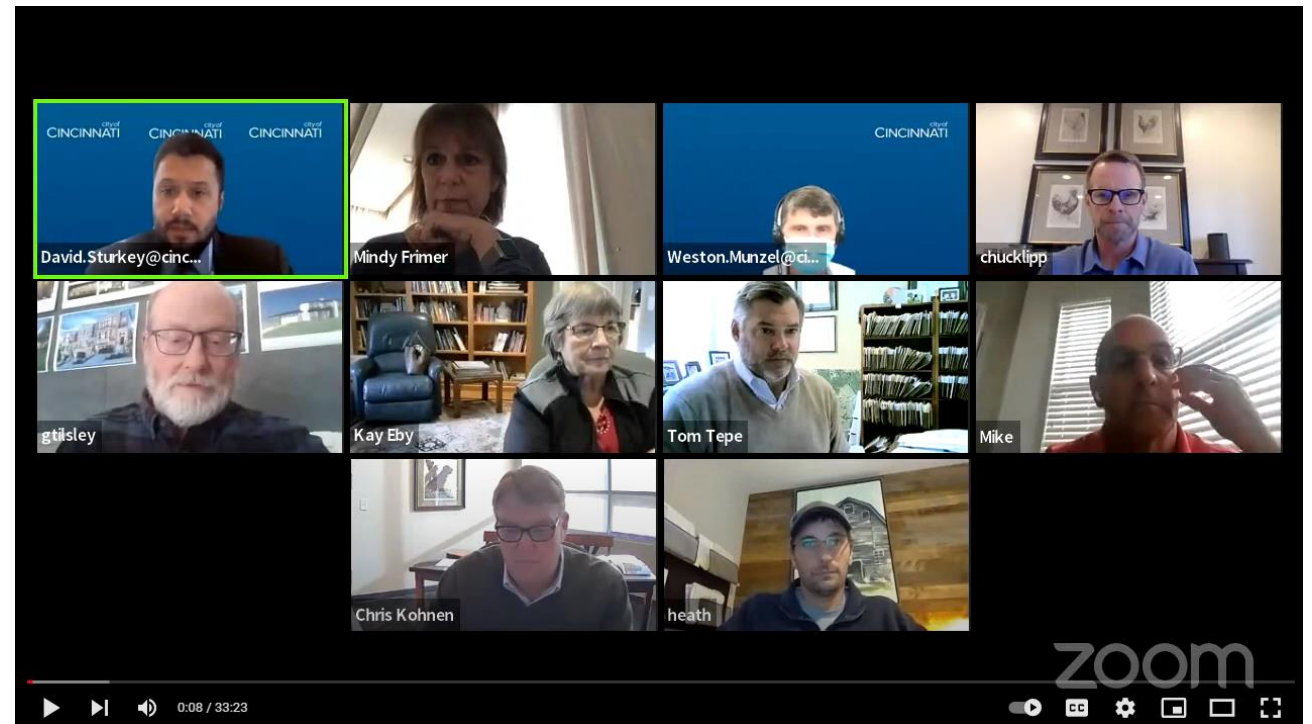
# Zoning Administration 2021

- Non-Permit Staff Reviews
  - Certificates of Appropriateness (COA): **52**
  - Zoning Certificates of Compliance: **353**
  - Liquor License Reviews: **152**
  - Other License Reviews: **24**

		805 CENTRAL AVE, SUITE 500 CINCINNATI OHIO 45202 P 513 352 3271 F 513 352 2579 WWW.CINCINNATI-OH.GOV CAGIS.HAMILTON-CO.ORG	<b>Zoning Certificate of Compliance Application</b>
			INITIALIZED BY _____
<b>Part A - Identification</b>			
Subject Property Address (Please print in blue or black ink only)			Auditor's Parcel Number
Applicant - Name (Print)	Street Number & Name	City / State / Zip Code	Phone No / Fax No
E-mail Address			
Owner - Name (Print)	Street Number & Name	City / State / Zip Code	Phone No / Fax No
E-mail Address			
<b>Part B - Zoning Information Requested: (Please Check One)</b>			
<input type="checkbox"/> Zoning review for compliance with the use regulations of the zoning code			
<input type="checkbox"/> Complete zoning review for use and open space (yards, building heights, etc.) If this is your request, you need to submit a complete as-built survey.			
<b>Part C - Description of Work</b>			
Please provide details regarding the use of this property and attach any relevant information			
_____ _____ _____ _____			
If this is a location with several buildings or units on one or more streets and/or several addresses you MUST list each separately below. NOTE: Properties must be contiguous to each other.			
Subject Property Address (Please print in blue or black ink only)			Auditor's Parcel Number
Subject Property Address (Please print in blue or black ink only)			Auditor's Parcel Number
Subject Property Address (Please print in blue or black ink only)			Auditor's Parcel Number
Subject Property Address (Please print in blue or black ink only)			Auditor's Parcel Number
Subject Property Address (Please print in blue or black ink only)			Auditor's Parcel Number
Subject Property Address (Please print in blue or black ink only)			Auditor's Parcel Number
<b>Part D - Costs and Authorizations</b>			
A check for \$124.95 must be included with the application. (Payable to the City of Cincinnati)			
Submit one (1) copies of all required materials in person or email to <a href="mailto:ccpbpermitcenter@cincinnati-oh.gov">ccpbpermitcenter@cincinnati-oh.gov</a>			
The owner or agent of this building and undersigned does hereby certify that the information and statements given on the application, drawings, and inspections are to the best of their knowledge, true and correct. The undersigned further certifies their authorization to grant consent to the inspection by employees of the City of Cincinnati of the described premises at any time when work on those premises is ongoing and hereby grants their consent.			
Applicant's Signature _____			Date _____
<b>FOR OFFICE USE ONLY</b>			
Reviewed By: _____			Permit Processing Fee _____
Zoning Plan Examiner _____			Date _____
REVISED 10/16 CEG			

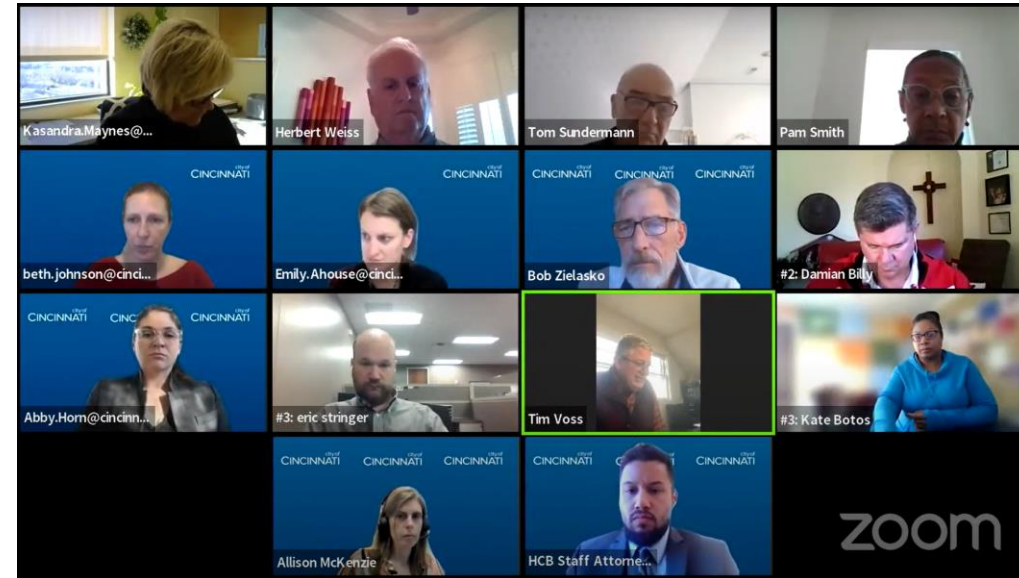
# Zoning Administration 2021

- Zoning Relief Hearings
  - City Planning Commission: **15**
  - Historic Conservation Board: **47**
  - Zoning Hearing Examiner: **149**



# Zoning Administration 2021

- Historic Conservation Board
  - Total Historic Conservation Board Meetings in 2021: **22**
  - Local Historic Designations: **3**
  - Certificates of Appropriateness (COA) Cases: **67**
  - COA Cases Needing Zoning Relief: **47**





# Zoning Administration 2021

- Customer Service
  - Zoning Information Calls Logged: **4,920**
  - Customer Walk-Ins: **325**
  - Tier One Same Day Zoning Reviews: **1,220**





# **Department of City Planning and Engagement**

## **2022 Work Program**

City Planning Commission | January 21, 2022



# Neighborhood Plans - Active

- **Mt. Auburn** – updating draft and re-engaging community (Hoffman)
- **Hyde Park** – completing draft plan, then to HPNC (Hoffman)
- **West Price Hill** – completing draft plan, then to WPHCC (Urbancsik)
- **West End** – update to WE Speaks Plan through FC CBA; joint planning process with CMHA Choice Transformation Plan in 2021; working with WECC to continue in 2022 (McLean)
- **Columbia Tusculum** – Steering Committee formed and held kick-off meeting 1<sup>st</sup> quarter of 2020; put on hold due to pandemic; re-engaged in 2021 and drafting plan (Urbancsik)
- **Kennedy Heights** – virtual/drive-thru kick-off in 2020; working groups met and community feedback events in 2021; drafting plan; anticipated approval early 2022 (McLean)
- **Mt. Airy** – kicked-off in 2020; held virtual working group meetings and surveys; planning an open house soon (Weaver)
- **Clifton** – kicked-off in 2020; holding virtual working group meetings and surveys (Weaver)

# Neighborhood Plans – Upcoming

- **Spring Grove Village** – drafting plan following extensive public process in 2019 and early 2020; pandemic put process on hold; re-engaging when community is ready (McLean)
- **South Cumminsville** – kick-off 1<sup>st</sup> quarter of 2020; put on hold due to pandemic; working on re-engagement (Dingler-Marshall/McLean)
- **North Avondale** – on hold, ready to re-engage upon request (Hoffman)
- **Downtown** – on hold, ready to re-engage upon request (Weaver)
- **Roselawn** – requested plan in Community Budget Request process
- **Mt. Adams** – update to plan not yet begun
- **Mt. Washington** – update to plan not yet begun
- **Northside** – update to plan not yet begun
- **Westwood** – began conversations internally on planning process
- **Mt. Lookout** – requested first neighborhood-wide plan
- **Over-the-Rhine** – requested update to 2002 Comprehensive Plan

# Continued Progress in 2022

- Zoning Administration (permit/non-permit reviews, verification letters, customer service, etc.)
- Historic Conservation (HCB, COAs, local historic designations, etc.)
- City-wide community engagement plan development
- Planned Developments (and other future zone changes):
  - The Node; District at Clifton Heights; Oakley Yards (Three Oaks); Marshall and Central; The Banks; etc.
- Urban Design Overlay Districts – updates to Plans for contributing/non-contributing buildings
- Zoning Code Amendments:
  - Proposed removal of density restrictions; other potential amendments regarding the topic of housing
- Zoning Studies:
  - Transit Corridors; Lick Run Corridor; Wasson Way Corridor; Reading Road Corridor; Accessory Dwelling Units; Signage; Billboards; Public Art; Urban Parking Overlay Districts; truck and mini storage; and potential other studies as requested

# Continued Progress in 2022

- CAGIS EDGE and EZ Trak
- Budget Engagement
- Community Budget Requests
- Plan Cincinnati Status Update
- Neighborhood Summit (3/12)
- Committee of Names
- Environmental Reviews
- Coordinated Reports
- Bloomberg Innovation Training (with OPDA)
- 2020 Census Data Roll Out
- Age-Friendly Cincinnati
- Coordinated Site Review
- Zoning Code Text Amendments
- Urban Forestry Board
- Engagement Community Advisory Team
- Live-Work-Play Cincinnati Coalition
- Local host for National Alliance of Preservation Commissions (NAPC) Forum (7/13-7/17)
- Updating CPC Rules (with Law)

**Welcome to the Commission,  
Vice Mayor Kearney and Interim  
City Manager Curp!**

**Thank You,  
City Planning Commission  
Members,  
for your continued service!**